

November 22, 2024

**TO THE MAYOR AND MEMBERS OF COUNCIL:**

The **regular meeting** of Council will be held on **Monday, November 25, 2024 at 10:00 o'clock a.m., in the Council Chambers, 350 City Hall Square.**

A special meeting of Council will be held on **Monday, November 25, 2024, immediately following the regular meeting of Council, in Room 139, 350 City Hall Square.** Council will at the special meeting adopt a resolution to authorize Council to meet in closed session, and the resolution shall contain the general nature of the matters to be considered in the closed session. The resolution must be adopted by a majority of Council present during the open special meeting before the meeting may be closed. An agenda for this meeting is enclosed under separate cover.

A meeting of the **Striking Committee** will be held on **Monday, November 25, 2024, immediately following the in-camera meeting of Council,** in Room 139, 350 City Hall Square. A resolution to meet in closed session must be adopted and shall contain the general nature of the matters to be considered. The resolution must be adopted by a majority of Council present during the open special meeting of the Striking Committee before the meeting may be closed. An agenda for this meeting is enclosed under separate cover.

BY ORDER OF THE MAYOR.

Yours very truly,



Steve Vlachodimos

City Clerk

/bm

c.c. Chief Administrative Officer

## Consolidated City Council Meeting Agenda

**Date:** Monday, November 25, 2024

**Time:** 10:00 o'clock a.m.

**Location:** Council Chambers, 1<sup>st</sup> Floor, Windsor City Hall

All members will have the option of participating in person in Council Chambers or electronically and will be counted towards quorum in accordance with Procedure Bylaw 98-2011 as amended, which allows for electronic meetings. The minutes will reflect this accordingly. Any delegations have the option to participate in person or electronically.

### **MEMBERS:**

Mayor Drew Dilkens

Ward 1 – Councillor Fred Francis

Ward 2 - Councillor Fabio Costante

Ward 3 - Councillor Renaldo Agostino

Ward 4 - Councillor Mark McKenzie

Ward 5 - Councillor Ed Sleiman

Ward 6 - Councillor Jo-Anne Gignac

Ward 7 - Councillor Angelo Marignani

Ward 8 - Councillor Gary Kaschak

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison

## ORDER OF BUSINESS

<b>Item #</b>	<b>Item Description</b>
1.	<b>ORDER OF BUSINESS</b>

2.	<b>CALL TO ORDER</b> - Playing of the National Anthem
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READING OF LAND ACKNOWLEDGEMENT

We [I] would like to begin by acknowledging that the land on which we gather is the traditional territory of the Three Fires Confederacy of First Nations, which includes the Ojibwa, the Odawa, and the Potawatomi. The City of Windsor honours all First Nations, Inuit and Métis peoples and their valuable past and present contributions to this land.

3.	<b>DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF</b>
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4.	<b>ADOPTION OF THE MINUTES</b> ( <i>previously distributed</i> )
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4.1.	Adoption of the Windsor City Council minutes of its meeting held October 28, 2024 ( <b>SCM 336/2024</b> )
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4.2.	Report of the Special Meeting of Council of its meeting held November 4, 2024 ( <b>SCM 329/2024</b> )
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5.	<b>NOTICE OF PROCLAMATIONS</b>
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**Proclamations**

“International Day for the Elimination of Violence Against Women” – November 25, 2024

“World AIDS Day” – November 29, 2024

## **Flag Raising Ceremony**

“International Day for the Elimination of Violence Against Women” – November 25, 2024

“World AIDS Day” – November 29, 2024

## **Illumination**

“World AIDS Day” – November 29, 2024

## **6. COMMITTEE OF THE WHOLE**

### **7. COMMUNICATIONS INFORMATION PACKAGE** (This includes both Correspondence and Communication Reports)

7.1. Correspondence 7.1.1. through 7.1.8. **(CMC 15/2024) (previously distributed)**

7.2. Strengthen the Core Update - City Wide **(CM 13/2024)**

**Clerk’s Note:** Administration is providing the **attached** Appendix C as additional information, replacing the previously distributed Appendix C

### **8. CONSENT AGENDA (previously distributed)**

8.1. 2025 Schedule of Council and Standing Committee Meetings - City Wide **(C 95/2024)**

#### **CONSENT COMMITTEE REPORTS**

8.5. Response to CQ 29-2023 - Policy re: Capital Improvements at City Gateways - City Wide **(SCM 333/2024) & (S 134/2024)**

8.6. CQ-14-2023 - Use of Rumble Strips in an Urban Environment **(SCM 335/2024) & (S 144/2024)**

8.7. Zoning By-law Amendment Application for 3170 & 3178 California Avenue, Z-024/24 [ZNG-7227], Ward 1 **(SCM 337/2024) & (S 135/2024)**

8.9. Approval of a Draft Plan of Subdivision and Zoning By-law Amendment for the property known as 3990 Loon Street; Applicant: Olivia Construction Inc.; File Nos. SDN-003/24 [SDN/7212] and Z-018/24 [ZNG/7211]; Ward 5 **(SCM 339/2024) & (S 146/2024)**

8.10. Zoning By-law Amendment Application for 926-928 Giles Blvd E, Z-028/24 [ZNG-7232], Ward 1 **(SCM 340/2024) & (S 137/2024)**

8.11. Brownfield Property Tax Assistance/Rehabilitation Grant Community Improvement Plan (CIP) application submitted by Capital Plus Real Estate Corp. for 3841-3847 Howard Avenue (Ward 8) **(SCM 341/2024) & (S 138/2024)**

8.12. Part Closure of north/south alley located between Park Street West and Wyandotte Street West, Ward 3, SAA-7034 **(SCM 342/2024) & (S 140/2024)**

## **9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS**

8.3. CQ 13-2023 - Front Yard Parking Best Practice 2.2.2 **(SCM 296/2024) (SCM 327/2023) (S 150/2023)**

Councillor Mark McKenzie is requesting that this item be deferred to a future meeting of Council, to allow for a previously scheduled meeting(s) of the Walkerville Heritage Conservation District to take place.

8.4. Response to CQ 4-2024 – Options for Modernizing Parking Operations – City Wide **(SCM 165/2024) (S 46/2024)**

Administration is requesting deferral of this matter to a future meeting of Council to allow for further review of this matter.

## **10. PRESENTATIONS AND DELEGATIONS**

### **PRESENTATIONS (10 MINUTES)**

10.1. Windsor Firefighters – Sparky’s 2024 Toy Drive

a) Cody Long, Joshua Easby & Sparky, Windsor Firefighters

10.2. Windsor Symphony Orchestra - Impact Report (season overview)

a) Patti Lauzon, Robert Franz, Deb Severs, Windsor Symphony Orchestra (in person)

### **DELEGATIONS (5 MINUTES)**

8.2. Construction of Bus Bay at Monseigneur Jean Noel Elementary Catholic School (3225 California Avenue) - Cost Sharing - Conseil Scolaire Catholique Providence - Ward 1 **(C 135/2024)**

a) Diane Letarte, Property Owner, CSC Providence, available for questions (in person)

- 8.3. CQ 13-2023 - Front Yard Parking Best Practice 2.2.2 **(SCM 296/2024) (SCM 327/2023) (S 150/2023)**  
**Clerk's Note:** Administration is providing the *(previously distributed)* additional information memos **(AI 15/2024) & (AI 20/2024)**  
**Clerk's Note:** Bobbie Bruneau, Area resident, is submitting the **attached** email dated November 19, 2024 as a written submission.  
a) Mike Mastromattei, Area resident (via Zoom)  
b) Ben Bruneau, Area resident (in person)  
c) Bryanna Bruneau, Area resident (in person)  
d) Bobbie Bruneau, Area resident (in person)  
e) Gino Lomazzo, Area resident (via Zoom)
- 8.4. Response to CQ 4-2024 – Options for Modernizing Parking Operations – City Wide **(SCM 165/2024) (S 46/2024)**  
**Clerk's Note:** Administration is providing the *(previously distributed)* additional information memo **(AI 14/2024)**  
**Clerk's Note:** P&C memo provided to Mayor and members of Council only.  
**Clerk's Note:** Ettore Bonato, President Ottawa Street BIA, is submitting the **attached** email dated November 19, 2024 as a written submission.  
a) Mike Mastromattei, Area resident (via Zoom)
- 8.8. Zoning By-Law Amendment Z027-24 (ZNG/7230) - Marko Agbaba – 180 California Avenue, Ward 2 **(SCM 338/2024) & (S 145/2024)**  
**Clerk's Note:** Administration is providing the **attached** additional information. **(AI 21/2024)**  
**Clerk's Note:** Joseph Papic, area resident is providing the **attached** letter as a written submission.  
a) Joseph Papic, Area resident (via Zoom)
- 11.5. International Charles Brooks Memorial Peace Fountain Replacement Project – Update – Ward 6 **(C 140/2024)**  
a) George Brooks, Family member of Charlie Brooks (in person)  
b) Rick Labonte, Unifor Local 444 Community Environment Representation (in person)  
c) Ken Lewenza, Unifor Local 444, Retired Union President (in person)
11. **REGULAR BUSINESS ITEMS (Non-Consent Items) (previously distributed)**
- 11.1. Award of Tender: 35-24 – University Avenue Corridor Improvements – Phase 1 (McEwan Avenue to Salter Avenue) – Ward 2 **(C 139/2024)**
- 11.2. Award of Tender 30-24 Supply & Installation LED Lighting - Various Facilities - Phase 3 - City Wide **(C 128/2024)**

- 11.3. 2025 Agency Grant Payments - City Wide (**C 136/2024**)
- 11.4. 2024 Third Quarter Operating Budget Variance - City Wide (**C 134/2024**)

**12. CONSIDERATION OF COMMITTEE REPORTS**

- 12.1. (i) Report of the Special In-Camera meeting or other Committee as may be held prior to Council (if scheduled)
- 12.2. Report of the Special Meeting of Council – In-Camera of its meeting held October 28, 2024 (**SCM 347/2024**) (*attached*)
- 12.3. Report of the In-Camera – Striking Committee of its meeting held October 28, 2024 (**SCM 348/2024**) (*attached*)
- 12.4. Report of the Striking Committee of its meeting held October 28, 2024 (**SCM 349/2024**) (*attached*)

**13. BY-LAWS (First and Second Reading) (*previously distributed*)**

- 13.1. **By-law 163-2024** - A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 20.12 METRE PORTION OF THE THIRD STREET RIGHT-OF-WAY NORTH OF THE E.C. ROW EXPRESSWAY, EAST OF HUDSON AVENUE, SOUTH OF CONTINENTAL AVENUE AND WEST OF HUDSON AVENUE, CITY OF WINDSOR, authorized by CR89/2024, dated February 26, 2024.
- 13.2. **By-law 164-2024** - A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 20.12 METRE PORTION OF THE THIRD STREET RIGHT-OF-WAY NORTH OF THE E.C. ROW EXPRESSWAY, EAST OF HUDSON AVENUE, SOUTH OF CONTINENTAL AVENUE AND WEST OF HUDSON AVENUE, CITY OF WINDSOR, authorized by CR89/2024, dated February 26, 2024.
- 13.3. **By-law 165-2024** - A BY-LAW TO ESTABLISH LANDS AS A PUBLIC HIGHWAY KNOWN AS GRAND MARAIS ROAD EAST IN THE CITY OF WINDSOR, authorized by CR76/2011, dated February 28, 2011.
- 13.4. **By-law 166-2024** - A BY-LAW TO AUTHORIZE THE ENTERING INTO OF AN AGREEMENT WITH ITALIAN CANADIAN HANDICAPABLE ASSOCIATION (WINDSOR & DISTRICT) FOR THE PROVISION OF A MUNICIPAL CAPITAL FACILITY AT MIC MAC PARK, authorized by CR839/99, dated July 19, 1999.

- 13.5. **By-law 167-2024** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR458/2024, dated October 28, 2024.
- 13.6. **By-law 168-2024** - A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 4.27 METRE NORTH/SOUTH ALLEY NORTH OF ALGONQUIN STREET, EAST OF ST. PATRICK'S AVENUE, SOUTH OF TECUMSEH ROAD WEST AND WEST OF RANDOLPH AVENUE, CITY OF WINDSOR, authorized by CR372/2023, dated September 5, 2023 and CR465/2024, dated October 28, 2024.
- 13.7. **By-law 169-2024** - A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 4.27 METRE NORTH/SOUTH ALLEY NORTH OF ALGONQUIN STREET, EAST OF ST. PATRICK'S AVENUE, SOUTH OF TECUMSEH ROAD WEST AND WEST OF RANDOLPH AVENUE, CITY OF WINDSOR, authorized by CR372/2023, dated September 5, 2023 and CR465/2024, dated October 28, 2024.
- 13.8. **By-law 170-2024** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR457/2024, dated October 28, 2024.
- 13.9. **By-law 171-2024** - A BY-LAW TO IMPOSE STORMWATER CHARGES IN THE CITY OF WINDSOR, authorized by CR473/2024, dated October 28, 2024.
- 13.10. **By-law 172-2024** - A BY-LAW TO IMPOSE A WASTEWATER SERVICE RATE IN THE CITY OF WINDSOR, authorized by CR473/2024, dated October 28, 2024.
- 13.11. **By-law 173-2024** - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 25TH DAY OF NOVEMBER, 2024.
14. **MOVE BACK INTO FORMAL SESSION**



## 15. NOTICES OF MOTION

**Moved by:** Councillor Kieran McKenzie

**Seconded by:** Councillor \_\_\_\_\_

That Given the need for the City of Windsor to have autonomy to create a transportation network that meets the needs of our community; and,

Since unwarranted meddling and unnecessary oversight from Bureaucrats and Politicians at Queen's Park in developing and implementing transportation infrastructure at the municipal level, during a period of unprecedented local growth increases red tape causing administrative delays and adds financial burden reducing municipal capacity to address other pressing issues in our community; and

Recognizing that the City, its residents, administrators and locally elected officials understand our community, its needs, its culture and strategic direction far better than people working in Queen's Park and therefore must continue to be empowered to make decisions that respond to local needs and priorities; and,

Understanding that Active Transportation infrastructure has the dual benefit of reducing traffic congestion and improving road safety for drivers, pedestrians and cyclists alike;

That Council **DIRECT** Administration, for the reasons cited above, to express to the Government of Ontario, on its behalf, its opposition to the measures outlined in Bill 212, the so-called Reducing Gridlock and Saving You Time Act with a specific emphasis on any measure that would curtail Municipal Authority to design and implement transportation infrastructure within the City of Windsor.

**Moved by:** Councillor Renaldo Agostino

**Seconded by:** Councillor \_\_\_\_\_

THAT Parking By-Law 9023 **BE AMENDED** for Lots 16, 5, and 34 as follows:

1. Removal of 3-hour maximum parking time limit;
2. Removal of 6pm to midnight flat fee replacing with per hour parking fee; and,

THAT the City Solicitor **BE DIRECTED** to prepare the necessary documents to amend the Parking By-Law 9023.

**Clerk's Note:** Reports SCM 89/2024, S 35/2024 & AI 18/2024 (**attached**) as background information.

**16. THIRD AND FINAL READING OF THE BY-LAWS**

By-law 163-2024 through 173-2024 inclusive

**17. PETITIONS**

**18. QUESTION PERIOD (*previously distributed*)**

18.1. Summary of Outstanding Council Questions as of November 14, 2024 (**SCM 344/2024**)

18.2. Outstanding Council Directives as of October 28, 2024 (**SCM 343/2024**)

**19. STATEMENTS BY MEMBERS**

**20. UPCOMING MEETINGS**

Environment, Transportation & Public Safety Standing Committee  
Wednesday, November 27, 2024  
4:30 p.m., Council Chambers

Environment, Transportation & Public Safety Standing Committee  
Sitting as the Transit Windsor Board of Directors  
Wednesday, November 27, 2024  
Immediately following the Environment, Transportation & Public Safety Standing  
Committee meeting  
4:30 p.m., Council Chambers

Environment & Climate Change Advisory Committee – CANCELLED (to be rescheduled)  
Thursday, November 28, 2024  
5:00 p.m., via Zoom

Development & Heritage Standing Committee  
Monday, December 2, 2024  
4:30 p.m., Council Chambers

Community Services Standing Committee  
Wednesday, December 4, 2024  
9:00 a.m., Council Chambers  
Windsor Licensing Commission  
Thursday December 5, 2024  
9:30 a.m., Room 140, 350 City Hall Square W

City Council Meeting  
Monday, December 9, 2024  
10:00 a.m., Council Chambers

**21. ADJOURNMENT**



**Additional Information: AI 21/2024**

**Subject: Additional Information Memo to Report S145/2024 Zoning By-Law Amendment Z027-24 [Z-7230] - Marko Agbaba – 180 California Avenue, Ward 2**

**Reference:**

Date to Council: November 25, 2024  
Author: Author: Diana Radulescu  
Planner II – Development Review  
T. (519) 255-6543 x 6918  
E. dradulescu@citywindsor.ca  
Planning & Building Services  
Report Date: 11/8/2024  
Clerk's File #: Z/14866

**To:** Mayor and Members of City Council

**Additional Information:**

**Additional Recommendations for Report # S145/2024:**

1) That the following provision within Recommendation I of Report S145/2024 be deleted:

b) Lot Coverage – maximum 46.5%

and replaced with:

b) Lot Coverage – maximum 48%

2) That the following provision be added to Recommendation I of Report S145/2024:

d) Rear Yard Setback – minimum 6.9 m

**Discussion:**

Report S145/2024 recommends the approval of a Zoning By-law Amendment (ZBA) to permit the construction of a 2.5 storey semi-detached dwelling with 6 units and 2 parking spaces proposed at 180 California Avenue (east side of California Avenue and south of Riverside Drive West).

Report S145/2024 was considered at the November 4, 2024 Development and Heritage Standing Committee (DHSC) meeting. An amended recommendation was endorsed by the Committee changing site specific provision b), from a maximum lot coverage of 46.5% (requested by the applicant in the application package) to 48%. This change was

necessary to reflect discussions between the City and the applicant related to Building Code requirements for fire-proof exits from the dwelling units.

After the DHSC meeting, the applicant reached out to staff to request that a site-specific provision for reduced minimum rear yard setback be included in the Zoning By-law Amendment recommendation in order to permit the future severance of the semi-detached dwelling, as outlined below:

- Permit the minimum rear yard setback to be 6.9 m as opposed to the 7.5 m required in the RD 2.2 zoning district.

Zoning Bylaw 8600 defines the rear lot line as “the exterior lot line or interior lot line which is farthest from the front lot line.” Since the applicant has purchased a portion of the alleyway, the rear yard depth was calculated at approximately 9.24m from the alleyway limit. The applicant has stated an intent to sever, which would ultimately lead to non-compliance with the severed lot’s rear yard depth (since the alleyway portion purchased is only located at the rear of one of the resulting lots – see Appendix A). As such, it is recommended to include a site-specific provision permitting the rear yard depth to be a minimum of 6.9 m as summarized below.

The amended recommendation is consistent with the Provincial Planning Statement 2024 and conforms with the Official Plan.

**Conclusion:**

Administration has provided additional recommendations for report S145/2024 that will facilitate the proposed development endorsed by the DHSC at its November 4<sup>th</sup> meeting:

1) That the following provision within Recommendation I of Report S145/2024 be deleted:

- b) Lot Coverage – maximum 46.5%

and replaced with:

- b) Lot Coverage – maximum 48%

2) That the following provision be added to Recommendation I of Report S145/2024:

- d) Rear Yard Setback – minimum 6.9 m

**Approvals:**

Name	Title
Greg Atkinson	Deputy City Planner - Development
Neil Robertson	City Planner
Aaron Farough	Senior Legal Counsel

<b>Name</b>	<b>Title</b>
Jelena Payne	Commissioner of Economic Development
Joe Mancina	Chief Administrative Officer

**Appendices:**

1. Appendix A - Conceptual Site Plan



Dear Members:

I am writing this letter in opposition to the proposed 6 unit, 24 bedroom and 24 bathroom residential complex at 180 California Ave. The complex will house approximately 24 to 48 individual occupants. The building is to be constructed on a 45' x 115' lot.

I own two affected properties, 191 Askin Ave. (abutting) and 260 California.

The rezoning application asks for an amendment to the following:

1. Lot Width (minimum) = 15 m required, 13.7m provided.
2. Lot Coverage (maximum) = 45% max and 46% required.
- 3. Rear Yard Setback (minimum) = 7.5m required and 6.9m provided.**
- 4. Gross Floor Area (maximum) = 400 m<sup>2</sup> max and 757.4m<sup>2</sup> provided.**

In addition to the above noted amendments, the topical view of the property provides for two curb cuts and two parking spaces, accounting for approximately 80% front yard hard surface. This is currently NOT allowed and exceeds the 50% allowed by public works. At this time, **only one curb cut** is allowed for the subject property. With the current design, the applicant would only be able to provide one parking spot for a 24 bedroom complex. On this issue alone, he would not meet the basic requirements for the project.



## Critical Issues 1:

**1. GFA** – The gross floor area of the proposed property is 757.4 m<sup>2</sup>. The allowable GFA as per the By-Law is 400 m<sup>2</sup>. **This is an 89% increase over the allowable.** From what I understand, the requirement for max GFA is a relatively new amendment to protect against the over-intensification of properties. Clearly, going from 400 square meters to almost 800 square meters on an already undersized lot is overreach.

Although Ms. Lassaline’s report is quite extensive, it overestimates GFA’s of neighbouring properties. Ms. Lassaline admits these are approximations. I own a property at 207 Askin, listed on Ms. Lassalines list of comparables. Ms. Lassaline overestimates the GFA on this comparable by approximately 20 percent. Additionally, some comparables have a different zoning. The reality is that these GFA comparables are not accurate and were conveniently inflated to fit this proposed square peg into a round hole.

Below are some of the comparables. As you can see, there is one bathroom and one bedroom per every 338 square feet of gross floor area for the subject property. None of the comparables comes remotely close in this regard. If the intent is to pack them in like sardines, we’ve accomplished this task. **What we are talking about here is the difference between gentle intensification vs extreme intensification.**

Comparables??

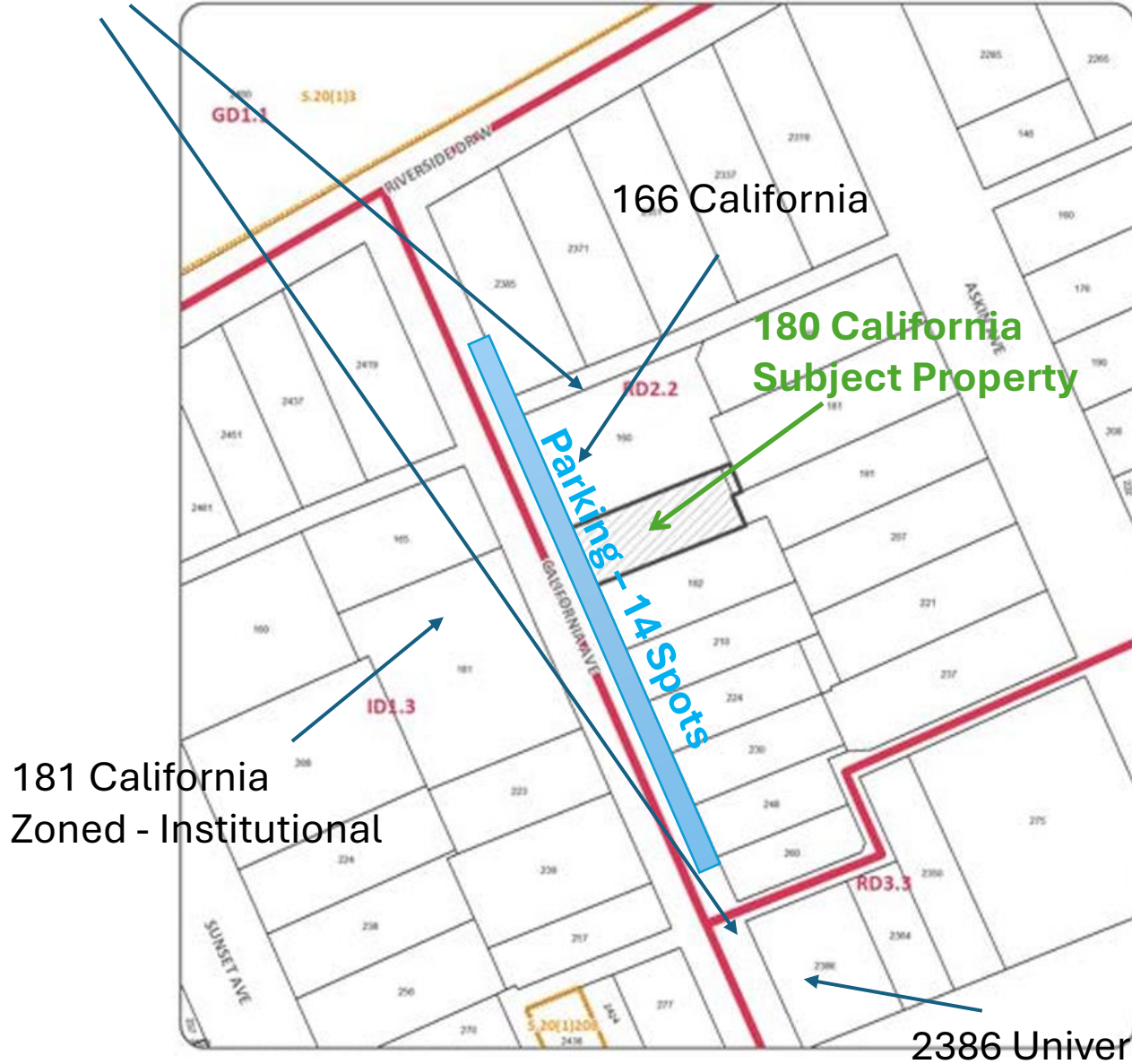
Zoned Institutional

4 Plex? – Classified as Single Family Dwelling

Zoned Multi-Family

Property Address	GFA	Storeys	# of Units	Property Dimensions	Lot Area	Number of Bedrooms (approximate)	Number of Bathrooms (approximate)	Number of Bedrooms/GFA	Number of Bedrooms/GFA
166 California	8,085	2.5	Single Family	86x127.9	10,998	4	3	2,021	2,695
181 California	5,820	2.5	4 Plex ?	140x119.3	16,702	7	4	831	1,455
224 California	7,875	2.5	5 Plex	40x115	4600	10	5	788	1,575
2386 University	7,728	3	12 Plex	76x106	8066	12	12	644	644
180 California (Subject Property)	8,100	2.5	6 Unit	45x115	5175	24	24	338	338

ALLEY

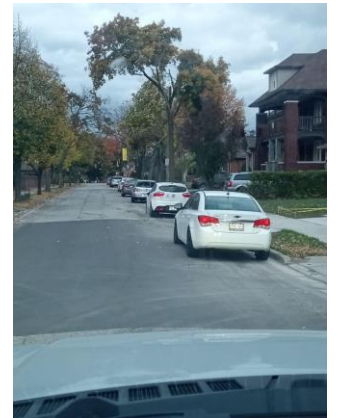


## Critical Issue 2 – Parking

**2. Parking** - This stretch of California Ave. from University Ave. W. to Riverside Dr. W. **contains approximately 14 parking spots in total (if all cars are parked efficiently)**, governed by Parking Permits for residents. Riverside Drive does not have any street parking. University Ave, is governed by Parking meters.

The addition of 24 bedrooms with 24 individual renters will add no less than 10 to 14 cars to the current stress levels of the street. This is unacceptable.

There is no guest parking. Where will friends and family park? Where will the Uber eats driver park when delivering food?



### **Critical Issue 3 – Rear Yard Setback**

**3. Rear Yard Setback** – The rear yard setback is only 6.9m. A minimum, 7.5 meters is required. As the owner of the abutting property at 191 Askin, it is not clear why the proponent cannot build a smaller structure that meets the setback requirements but provides for gentle intensification. Clearly, with 24 bike racks at the rear of the property, there will be issues with noise, theft etc.

### **Critical Issue 4 – Combined Sanitary and Storm sewer.**

**4. Sanitary and Storm load** – As the owner of 260 California since 2003, I can tell you that the combined Sanitary and Storm on this stretch of California is one of the worst in the City. I have had extreme flooding incidents no less than 6 times over the past 20 years. In 2005, I had my sanitary line replaced. The contractor at the time was horrified by the condition of this 100+ year old combined sanitary and storm sewer. The additional stress of 24 Showers, sinks and toilets on the system should be analyzed.

## Critical Issue 5 – Hotel /Lodging Home Style Rental

- a. The proponent operates Hotel/Lodging Home Style rental properties with individual leases, cleaning services, furnishings, roommate matching services etc. An advertisement for his property at 225 Randolph describes a **Hotel Concierge Experience**.
- b. Control of the interior of the unit is one of the determining factors as it relates to the type of rental property being constructed and populated. As we can see from the advertisement to the right, control of the interior of the unit is by the Landlord.
- c. Has the City analyzed the risk factors for this type of development?

**Student Housing Windsor**  
Marko Agbaba · Oct. 15 · 🌐

**\*\*LEASE TAKEOVER AVAILABLE NOW UNTIL AUGUST 27TH 2025\*\***

FEMALE STUDENT ONLY

Introducing Windsor's Most Luxurious Student Housing Development, Randolph Suites.

Located on the highly prominent Randolph Place just steps from the beautiful riverfront trail and only a 4 minute walk to the University of Windsor (350m).

This development teeters on the line between luxury condominium living and hotel concierge experience.

Each bedroom comes equipped with its very own private bathroom and comes fully furnished with bed-frame, mattress, and desk.

The kitchen boasts a highly luxurious granite waterfall island with custom made black and gold cabinetry.

The living room mixes comfort with elegance as it comes fully furnished with a sofa set & smart TV all directed to the focal point, custom built fireplace.

Concierge services include:

- All Inclusive Rents
- Fibre Optic Wireless Internet (fastest in the city)

- Each bedroom comes equipped with a private Ethernet port for direct internet access
- Bi-Weekly Maid Service (cleaning of all common areas)
- En-suite Laundry (free)
- Complimentary roommate matching service
- Top tier property management & customer service
- Dedicated Parking Spaces Available

Now Leasing for September 2024

Alexander Virtual Tour:  
<https://unbranded.youriguide.com/vSZQBGJ17YJBI>



CA\$945 / Month  
6 beds · 6 bath · Apartment  
225 Randolph Pl, Windsor, ON N9B 2T2, Canada

Message

👍 1

## **Conclusion:**

Thank you for taking the time to listen to our concerns as abutting property owners. The proposed project is an example of extreme intensification. Ms. Lassaline's approximations as it pertains to abutting properties is exaggerated, as are the horizontally stretched pictures of neighbouring properties that makes them look larger than they actually appear in person.

The logic behind such a grandiose project for such a small property is perplexing. The negative impact on the neighbouring properties is abundantly clear. I am also an experienced builder and property owner. This project goes beyond the limits of what is acceptable for this area. We cannot drop hotels into the middle of neighbourhoods.

I have no issue with a semi-detached home with 2 Units and 4 Attached ADU's. The proposed project should be more closely aligned with the allowable GFA of 400 square meters. With this limitation, the property owner would still be able to construct a 6 unit structure with 12 bedrooms, or two bedrooms per unit. This would meet the intent of the bylaw, while meeting the provincial guidelines as it relates to intensification. Additionally, this would leave enough room to meet the parking requirements that would add less stress to the current parking situation on this block. Finally, as an abutting property owner, the rear setback could be met with less collateral impact on neighbouring properties.

Thank you for your time.



**Committee Matters: SCM 347/2024**

**Subject: Report of the Special Meeting of Council - In-Camera of its meeting held October 28, 2024**

**SPECIAL MEETING OF COUNCIL – IN CAMERA  
October 28, 2024**

**Meeting called to order at: 11:40 a.m.**

**Members in Attendance:**

Mayor Drew Dilkens  
Councillor Renaldo Agostino  
Councillor Fabio Costante  
Councillor Fred Francis  
Councillor Jo-Anne Gignac  
Councillor Gary Kaschak  
Councillor Angelo Marignani  
Councillor Kieran McKenzie  
Councillor Mark McKenzie  
Councillor Jim Morrison  
Councillor Ed Sleiman

**Also in attendance:**

Joe Mancina, Chief Administrative Officer  
Andrew Daher, Commissioner, Human and Health Services  
David Simpson, Commissioner of Infrastructure Services/City Engineer  
Janice Guthrie, Commissioner of Finance/City Treasurer  
Ray Mensour, Commissioner Community and Corporate Services  
Jelena Payne, Commissioner Economic Development  
Steve Vlachodimos, City Clerk  
Wira Vendrasco, City Solicitor  
Dana Paladino, Acting Senior Executive Director Corporate Services  
Matthew Stubbings, Mayor's Chief of Staff  
Anna Ciacelli, Deputy Clerk  
Garry Rossi, President and CEO, Matt Carlini, Chief Financial Officer and  
Kris Taylor, Chief Business Development Officer, Windsor Canada  
Utilities (Items 1(a) and 1(b))  
Jamie Waffle, Deputy Fire Chief (Item 10)  
Piper Morley, Legal Counsel, Borden, Ladner, Gervais LLP (virtually)  
(Item 10)  
Norbert Wolf, Manager of Employee Relations (Item 11)  
Vincenza Mihalo, Executive Director of Human Resources (Item 11)  
Joe Baker, Manager of Corporate Projects (Item 12)

Alex Vucinic, Manager of Purchasing (Item 12)  
Neil Robertson, City Planner (Item 12)  
Diane Wilson, Manager Social and Affordable Housing (Item 12)

**Verbal Motion is presented by Councillor Jo-Anne Gignac, seconded by Councillor Kieran McKenzie, that Rule 3.3 (c) of the *Procedure By-law, 98-2011*, BE WAIVED to add the following Agenda items:**

- 13. Legal Matter – litigation/potential litigation (See item 11.3 on open agenda)**

**Motion Carried.**

**Verbal Motion is presented by Councillor Kieran McKenzie, seconded by Councillor Ed Sleiman, to move in Camera for discussion of the following item(s), adding Item 13:**

<b>Item No.</b>	<b>Subject &amp; Section - Pursuant to <i>Municipal Act, 2001</i>, as amended</b>
<b>1</b>	<b>Council, Acting as the sole Shareholder for Windsor Canada Utilities: (a) Position/plan, Section 239(2)(i)(j)(k) (b) Position/plan, Section, 239(2)(i)(j)(k)</b>
<b>2</b>	<b>Property matter – sale of land – amendment, Section 239(2)(c)</b>
<b>3</b>	<b>Property matter – sale of land, Section 239(2)(c)</b>
<b>4</b>	<b>Property matter – sale of land, Section 239(2)(c)</b>
<b>5</b>	<b>Property matter – sale of land, Section 239(2)(c)</b>
<b>6</b>	<b>Property matter – acquisition of land, Section 239(2)(c)</b>
<b>7</b>	<b>Legal matter - litigation update, Section 239(2)(e)(f)</b>
<b>8</b>	<b>Property matter – lease, Section 239(2)(c)</b>



- 9                    **Legal matter – termination of contract, Section 239(2)(a)(e)(f)**
- 10                   **Legal matter – advice subject to solicitor-client privilege, Section 239(2)(e)(f)**
- 11                   **Personal matter – labour negotiations update, Section 239(2)(d)**
- 12                   **Property/plan matter – disposition of property, Section 239(2)(c)(k)**
- 13                   **Legal matter – litigation/potential litigation update, Section 239(2)(e) - ADDED**

**Motion Carried.**

**Declarations of Pecuniary Interest:**

Councillor Fred Francis declares a conflict and abstains from voting and discussion on Item 12 as his spouse is related to one of the principles of the subject report.

**Discussion on the items of business.**

**Verbal Motion is presented by Councillor Jo-Anne Gignac, seconded by Councillor Ed Sleiman, to move back into public session.  
Motion Carried.**

**Moved by Councillor Mark McKenzie, seconded by Councillor Kieran McKenzie,  
THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held October 28, 2024 directly to Council for consideration at the next Regular Meeting.**

1(a).                That City Council acting as the sole Shareholder for Windsor Canada Utilities **APPROVE** the proposed position/plan as submitted.

1(b).                That City Council acting as the sole Shareholder for Windsor Canada Utilities **APPROVE** the proposed position/plan as submitted.

2. That the recommendation contained in the in-camera report from the Coordinator of Real Estate Services, Manager of Real Estate Services, City Solicitor, Acting Senior Executive Director of Corporate Services, Commissioner of Community and Corporate Services, Manager of Strategy Operations and Budget Development and Control and Commissioner of Finance/City Treasurer respecting a property matter – sale of land **BE APPROVED**.

3. That the recommendation contained in the in-camera report from the Coordinator of Real Estate Services, Manager of Real Estate Services, City Solicitor, Acting Senior Executive Director of Corporate Services, Commissioner of Community and Corporate Services, Manager of Strategy Operations and Budget Development and Control and Commissioner of Finance/City Treasurer respecting a property matter – sale of land **BE APPROVED**.

4. That the recommendation contained in the in-camera report from the Coordinator of Real Estate Services, Manager of Real Estate Services, City Solicitor, Acting Senior Executive Director of Corporate Services, Commissioner of Community and Corporate Services, Manager of Strategy Operations and Budget Development and Control and Commissioner of Finance/City Treasurer respecting a property matter – sale of land **BE APPROVED**.

5. That the recommendation contained in the in-camera report from the Coordinator of Real Estate Services, Manager of Real Estate Services, City Solicitor, Acting Senior Executive Director of Corporate Services, Commissioner of Community and Corporate Services, Manager of Strategy Operations and Budget Development and Control and Commissioner of Finance/City Treasurer respecting a property matter – sale of land **BE APPROVED**.

6. That the recommendation contained in the in-camera report from the Coordinator of Real Estate Services, Manager of Real Estate Services, City Solicitor, Acting Senior Executive Director of Corporate Services, Commissioner of Corporate Services, Executive Director of Engineering and Deputy City Engineer, Commissioner of Infrastructure Services, Manager of Strategy Operations and Budget Development and Control and Commissioner of Finance/City Treasurer respecting a property matter – acquisition of land **BE APPROVED**.

7. That the confidential report from Senior Legal Counsel, City Solicitor, Acting Senior Executive Director of Corporate Services, Commissioner of Community Services, Manager Strategic Operating Budget Development and Control, Commissioner of Economic Development and Commissioner of Finance/City Treasurer respecting a legal matter – litigation update **BE RECEIVED FOR INFORMATION**.

8. That the recommendation contained in the in-camera report from the Lease Administrator, Manager of Real Estate Services, City Solicitor, Acting Senior Executive Director of Corporate Services, Commissioner of Corporate Services, Executive Director of Engineering and Deputy City Engineer, Commissioner of Infrastructure Services, Executive Director of Parks and Facilities, Manager of Strategy Operations and Budget Development and Control and Commissioner of Finance/City Treasurer respecting a property matter – lease **BE APPROVED**.

9. That the recommendation contained in the in-camera report from Senior Legal Counsel, City Solicitor, Acting Senior Executive Director of Corporate Services, Commissioner of Corporate Services, Executive Director of Pollution Control, Commissioner of Infrastructure Services, Manager of Performance and Business Case Development and Commissioner of Finance/City Treasurer respecting a legal matter –termination of contract **BE APPROVED**.

10. That the confidential report from the City Solicitor, Acting Senior Executive Director of Corporate Services and Commissioner of Community and Corporate Services respecting a legal matter – advice subject to solicitor-client privilege **BE RECEIVED**.

11. That the confidential report from the Manager of Employee Relations, Executive Director of Human Resources, Manager of Strategic Operating Budget Development and Control, Commissioner of Community and Corporate Services, Commissioner of Finance/City Treasurer and Acting Senior Executive Director of Corporate Services respecting a personal matter – labour negotiations update **BE RECEIVED** and further Administration **BE AUTHORIZED TO PROCEED** on the verbal direction of Council.

**LOST MOTION:**

12. That the confidential report from the Manager of Corporate Projects and Economic Development, Executive Director Economic Development and Climate Change, City Solicitor, Commissioner of Economic Development and Commissioner of Finance/Deputy Treasurer respecting a property/plan matter – disposition of property **BE RECEIVED** and further that Administration **BE AUTHORIZED TO PROCEED** on the verbal direction of Council.

**Not Carried.**

**Aye votes: Councillors Fabio Costante, Angelo Marignani, Renaldo Agostino and Kieran McKenzie**

**Nay votes: Councillors Jo-Anne Gignac, Gary Kaschak, Mark McKenzie, Jim Morrison, Ed Sleiman and Mayor Drew Dilkens**  
**Councillor Fred Francis declares a conflict and abstains from discussion and voting on this item.**

12. That the confidential report from the Manager of Corporate Projects and Economic Development, Executive Director Economic Development and Climate Change, City Solicitor, Commissioner of Economic Development and Commissioner of Finance/Deputy Treasurer respecting a property/plan matter – disposition of property **BE RECEIVED** and further that Administration **BE AUTHORIZED TO PROCEED** on the verbal direction of Council.

**Councillor Fabio Costante voting nay.**

**Councillor Fred Francis declares a conflict and abstains from voting and discussion on this matter.**

13. That the confidential verbal report from the City Solicitor regarding a legal matter – litigation/potential litigation update (See item 11.3 on open agenda) **BE RECEIVED.**

**Motion Carried.**

**Moved by Councillor Jo-Anne Gignac, seconded by Councillor Angelo Marignani,  
That the special meeting of council held October 28, 2024 BE ADJOURNED.  
(Time: 2:10 p.m.)**

**Motion Carried.**



**Committee Matters: SCM 348/2024**

**Subject: Report of the In-Camera - Striking Committee of its meeting held  
October 28, 2024**

**STRIKING COMMITTEE – IN CAMERA  
October 28, 2024**

**Meeting called to order at: 2:10 p.m.**

**Members in Attendance:**

Mayor Drew Dilkens  
Councillor Renaldo Agostino  
Councillor Fabio Costante  
Councillor Jo-Anne Gignac  
Councillor Gary Kaschak  
Councillor Angelo Marignani  
Councillor Kieran McKenzie  
Councillor Mark McKenzie  
Councillor Ed Sleiman  
Councillor Jim Morrison  
Councillor Fred Francis

**Also in attendance:**

Joe Mancina, Chief Administrative Officer  
Andrew Daher, Commissioner, Human and Health Services  
David Simpson, Commissioner of Infrastructure Services/City Engineer  
Janice Guthrie, Commissioner of Finance/City Treasurer  
Ray Mensour, Commissioner Community and Corporate Services  
Jelena Payne, Commissioner Economic Development  
Steve Vlachodimos, City Clerk  
Anna Ciacelli, Deputy Clerk  
Wira Vendrasco, City Solicitor  
Dana Paladino, Acting Senior Executive Director Corporate Services  
Matthew Stubbings, Mayor's Chief of Staff

**Verbal Motion is presented by Councillor Ed Sleiman, seconded by  
Councillor Mark McKenzie,  
to move in Camera for discussion of the following item(s):**

Item No.	Subject & Section - Pursuant to <i>Municipal Act, 2001</i> , as amended
1	Personal matter – about identifiable individual(s) – appointment of member(s) to Community Public Art Working Group, Section 239(2)(b) List of applicants attached
2	Personal matter – about identifiable individual(s) – appointment of member to Windsor Licensing Commission, Section 239(2)(b) List of applicants attached

**Motion Carried.**

**Declarations of Pecuniary Interest:**

None disclosed

**Discussion on the items of business.**

**Verbal Motion is presented by Councillor Fred Francis, seconded by Councillor Fabio Costante, to moved back into public session.**

**Motion Carried.**

**Moved by Councillor Fred Francis, seconded by Councillor Fabio Costante,  
THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Striking Committee Meeting held October 28, 2024 directly to Council for consideration at the next Regular Public Meeting or Special meeting of Council.**

1. That the confidential discussions regarding the appointment of member(s) on the Community Public Art Working Group **BE RECEIVED.** (see open report of the Striking Committee).

2. That the confidential discussions regarding the appointment of a member to the Windsor Licensing Commission **BE RECEIVED**. (see open report of the Striking Committee).

**Motion Carried.**

**Moved by Councillor Jim Morrison, seconded by Councillor  
Gary Kaschak  
That the special Striking Committee meeting held October 28, 2024 BE  
ADJOURNED.  
(Time: 2:14 p.m.)  
Motion Carried.**



**Item No. 12.4**



**Committee Matters: SCM 349/2024**

**Subject: Report of the Striking Committee of its meeting held October 28, 2024**

**REPORT OF THE STRIKING COMMITTEE  
of its meeting held  
October 28, 2024**

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**Members in Attendance:**

Mayor Drew Dilkens  
Councillor Renaldo Agostino  
Councillor Fabio Costante  
Councillor Jo-Anne Gignac  
Councillor Gary Kaschak  
Councillor Angelo Marignani  
Councillor Kieran McKenzie  
Councillor Mark McKenzie  
Councillor Jim Morrison  
Councillor Ed Sleiman  
Councillor Fred Francis

**Also in attendance:**

Joe Mancina, Chief Administrative Officer  
Andrew Daher, Commissioner, Human and Health Services  
David Simpson, Commissioner of Infrastructure Services/City Engineer  
Janice Guthrie, Commissioner of Finance/City Treasurer  
Ray Mensour, Commissioner Community and Corporate Services  
Jelena Payne, Commissioner Economic Development  
Steve Vlachodimos, City Clerk  
Anna Ciacelli, Deputy Clerk  
Wira Vendrasco, City Solicitor  
Dana Paladino, Acting Senior Executive Director Corporate Services  
Matthew Stubbings, Mayor's Chief of Staff

**Declarations of Pecuniary Interest:**

None declared.

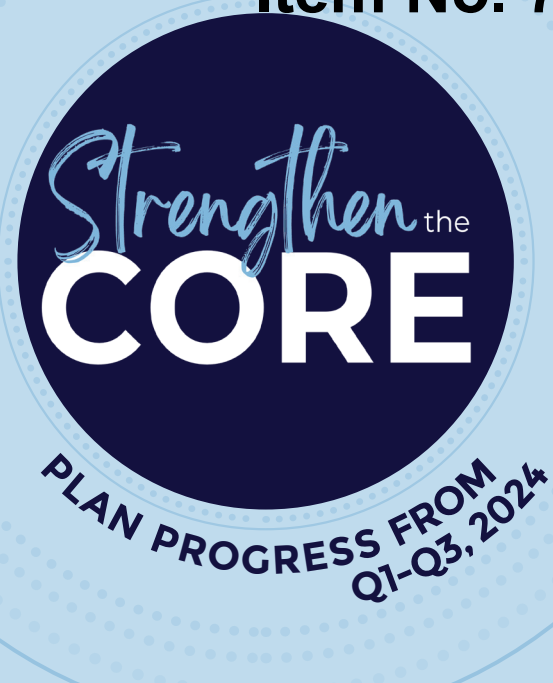
Your Committee submits the following recommendation:

(1) That Donna Mayne **BE APPOINTED** to the ***Community Public Art Working Group*** to fill the vacancy of Brian Brown, resigned, for the period expiring November 14, 2026 or until successors are appointed.

(2) That Sam Sinjari **BE APPOINTED** to the ***Windsor Licensing Commission*** to fill the vacancy of Jayme Lesperance, resigned for the period expiring November 14, 2026 or until successors are appointed.

MAYOR

CITY CLERK




## SAFE STREETS


**5000+** Resolved 311 calls about the core

**40** Additional Auxiliary Police within parks and trails in the core

**12** Additional sworn officers dedicated to City Centre Patrol



 Nurse Police Team (NPT)  
1 p.m. – 1 a.m.  
(12 hours per day)

 Crisis Response Team (CRT)  
7 a.m. – 7 p.m. and  
1 p.m. – 1 a.m.  
(18 hours per day)

**691** downtown calls in 2024 averaging 69 Calls for Service per month from our NPT and CRT who respond within the City of Windsor 7 days a week



## HIGH STANDARDS

**1** New bylaw officer dedicated to Downtown Windsor

**13** Orders issued to non-compliant businesses

**300** Bylaw officer hours patrolled since May 2024

**10** Benches relocated in the core

**10** New and upgraded garbage receptacles in the core




## HEALTHY SPACES

 **5000+** Total patrons

**3500+** New patrons

**H4** +increased physician hours 

 **45+** Extended hours (per month) at Homelessness and Housing Help Hub

 **14K+** Hot dinners provided at Homelessness and Housing Help Hub

## PLACE-MAKING

**\$4M+**

Allocated through incentive programs to downtown businesses

**421**

New residential units approved, to be built in downtown Windsor



## STRONGER TOGETHER

**4** Round Tables created to drive greater alignment and collaboration between stakeholders

**25** External partners engaged in Strengthen the Core activities




## VIBRANT DISTRICT

 **1000+** New, single beautification efforts

 **90+** Events approved

 **\$7.9M+** Consumer spending in the core in Q3

 **46K+** Attendees at DWBIA events in Q3



## OUR DOWNTOWN

Collaborating with DWBIA, TWEPI, WSO, and others on marketing downtown events and initiatives



#StrengthenTheCoreYQG

**City Council**  
**Monday, November 25, 2024**  
**Item 8.3 - written submission**

**From:** bluey blue < >

**Sent:** Friday, November 22, 2024 1:23 PM

**To:** Clerks <clerks@citywindsor.ca>

**Subject:** Re: Delegation Confirmation - Item 8.3 – Response to CQ 13-2023 - Front Yard Parking Best Practice 2.2.2. - City Wide

I sent out an email to all the councillors and the mayors office in September 2024, regarding a noise grievance at 781 Erie Street.

In the mayors office response, it has been brought to my attention that the condo/hotel at 781 Erie Street has a roof top patio capacity of 152 people.

It is a 12 unit condo/hotel with 6 designated parking spots for the building. 3 parking spots for residents and 3 parking spots for the business that they plan on having on the main floor. There is not enough parking spots for the residents, let alone their guests.

On the hotel website, they are advertising roof top events. Marentette residents have been struggling with parking for years because there is not enough spots for the people who live here. For years we have been fighting for parking against the restaurants staff and customers, and now we are expected to accommodate parking for the condo/hotel and potentially 152 people for events.

On the east side of Erie street between Howard and Parent there is 4 small municipal lots. They accommodate for roughly 75 parking spots including handicap parking and electric vehicle charging spots. There are 14 Erie Street meter parking spots. In total there are 89 parking spots to accommodate all businesses between the hours of 6am-12am.

In conclusion, this is the reason it is necessary to have a front yard driveway. This parking issue has poorly impacted mine and my families quality of life. It contributes to our stress and anxiety levels, dictates whether we leave the house or not, at night my daughter is scared to walk from her car to the house when she has to park a block away, I am unable to carry a lot of weight so it makes carrying in groceries difficult. Our life would greatly improve having a front yard driveway.

Bobbie Bruneau



## Grievances for 781 Erie St E



**mayoro**

Sep 27

To [Me & 1 more](#)

Sep 27 at 10:44 AM



Good Morning Bobbie,

Thank you for reaching out to the Mayors Office and sharing your concerns. Our By-Law department had received a noise complaint and it was addressed with the building manager – it was our understanding that a family gathering took place that evening. They are looking further in to the licensing end. In any event, the noise by-law would need to be adhered to at all times and the residents surrounding should continue to call non-emergency Police for loud noise or any other types of disruptive behaviour.

The building was approved at permit issuance with a roof top patio and occupancy of 152 persons, so there are no current issues from the Building Department end as far as OBC or ZBL compliance is concerned.

Kind Regards  
Mayors Office

From: Bobbie Bruneau < >  
 Sent: Tuesday, November 19, 2024 12:14 PM  
 To: Clerks <clerks@citywindsor.ca>  
 Subject: Re: Delegation Confirmation - Item 8.3 – Response to CQ 13-2023 - Front Yard Parking Best Practice 2.2.2. - City Wide

Here are the photos from my email for Mezzo  
 For Sept12/24 and Oct03/24

Note: this is very disrespectful of the business to promote our streets as free parking.  
 Considering there are a few spots on Erie and municipal lot in close proximity.  
 Thanks again!  
 Bobbie Bruneau







**City Council**  
**Monday, November 25, 2024**  
**Item 8.4 - written submission**

**From:** Ettore Bonato < >  
**Sent:** November 19, 2024 9:10 AM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** parking meters RE: Notice of Council Meeting - Item 8.4 - Response to CQ 4-2024 - Options for Modernizing Parking Operations

Attention:  
Mayor Drew Dilkens and City Council,

Hello,

The Ottawa Street BIA has been contacted and the process of changing to app only has been explained thoroughly. We even have a stack of information, including instructions on how to use the app, to hand out to our members so to hand out to their patrons. And we do understand the savings it will have for the City of Windsor by changing over to the app. Yet, since this subject has arisen, most members of our BIA have been paying extra attention on how the public pay for parking.

Due to the above mentioned, the board of directors still have a problem with the changeover due to:

1. Not everyone has data
2. Not everyone pays for things/services by phone
3. Watching out our own windows on Ottawa Street, we see that not all meters work using the app and the people just drive away; that in turn means they are going shopping somewhere else
4. For now, you can put money in the meter for 2 hours and if you need more time you can use the app to add time; this doesn't always work
5. And on that note, the app only works once so going over the 2 hours, a parking ticket is assured
6. The app is not fool proof; there are problems with it and before pushing something through, the City should make sure all the meters work accordingly
7. Paying for parking through the app is not really protected by hackers; information can be stolen
8. The Ottawa Street BIA is lucky to have parking lots that will still accept change and credit, but not all BIA's are in the same boat within the City limits of parking meters

These are our concerns with the possible parking meter modernization. Hopefully, this will be taken into consideration during the decision making process.

Thank you for hearing our concerns,  
Ettore Bonato  
President Ottawa Street BIA



**Committee Matters: SCM 89/2024**

**Subject: Response to CQ 36-2023 – Repurposing Lot 16 - City Wide**

Moved by: Councillor Renaldo Agostino  
Seconded by: Councillor Mark McKenzie

Decision Number: **ETPS 992**

THAT the report of the Coordinator, Parking Services dated March 11, 2024 entitled “CQ 36-2023 – Repurposing Lot 16” **BE RECEIVED** for information; and,

THAT Option 1, being the:

Installation of a barrier gate (with integrated pay station) to control access to the parking lot 16, possibly including restrictions such as no entry after 10:00 p.m. **BE APPROVED**; and,

THAT the initial cost of the barrier gate \$51,950 (plus HST), with associated infrastructure upgrade costs estimated to be approximately \$10,000 **BE FUNDED** from the On-Off Street Parking Reserve fund 138; and,

THAT administration **BE DIRECTED** to investigate different techniques and changes that can potentially assist the surrounding residents with issues related to this parking lot including but not limited to noise detection cameras, speed humps, and an increase to parking fees; and that the information **BE BROUGHT FORWARD** to Council for their consideration.

Carried.

Report Number: S 35/2024  
Clerk’s File: ST2024 & ACOQ2024

**Clerk’s Note:**

1. The recommendation of the Environment, Transportation & Public Safety Standing Committee and Administration are **NOT** the same.
2. Please refer to Item 8.3 from the Environment, Transportation & Public Safety Standing Committee held on March 27, 2024.
3. To view the stream of this Standing Committee meeting, please refer to:  
<https://csg001-harmony.sliq.net/00310/Harmony/en/PowerBrowser/PowerBrowserV2/20240327/-1/10474>

**Subject: Response to CQ 36-2023 – Repurposing Lot 16 – City Wide**

**Reference:**

Date to Council: March 27, 2024  
Author: Author: Bill Kralovensky  
Coordinator, Parking Services  
(519) 255-6247 ext. 6103  
bkralovensky@citywindsor.ca

Public Works - Operations  
Report Date: March 11, 2024  
Clerk's File #: ST2024 & ACOQ2024

**To:** Mayor and Members of City Council

**Recommendation:**

THAT report S35/2024, "CQ 36-2023 – Repurposing Lot 16", **BE RECEIVED** for information.

**Executive Summary:**

N/A

**Background:**

On Monday, October 30, Councillor Agostino asked the following Council Question:

**CQ 36-2023**

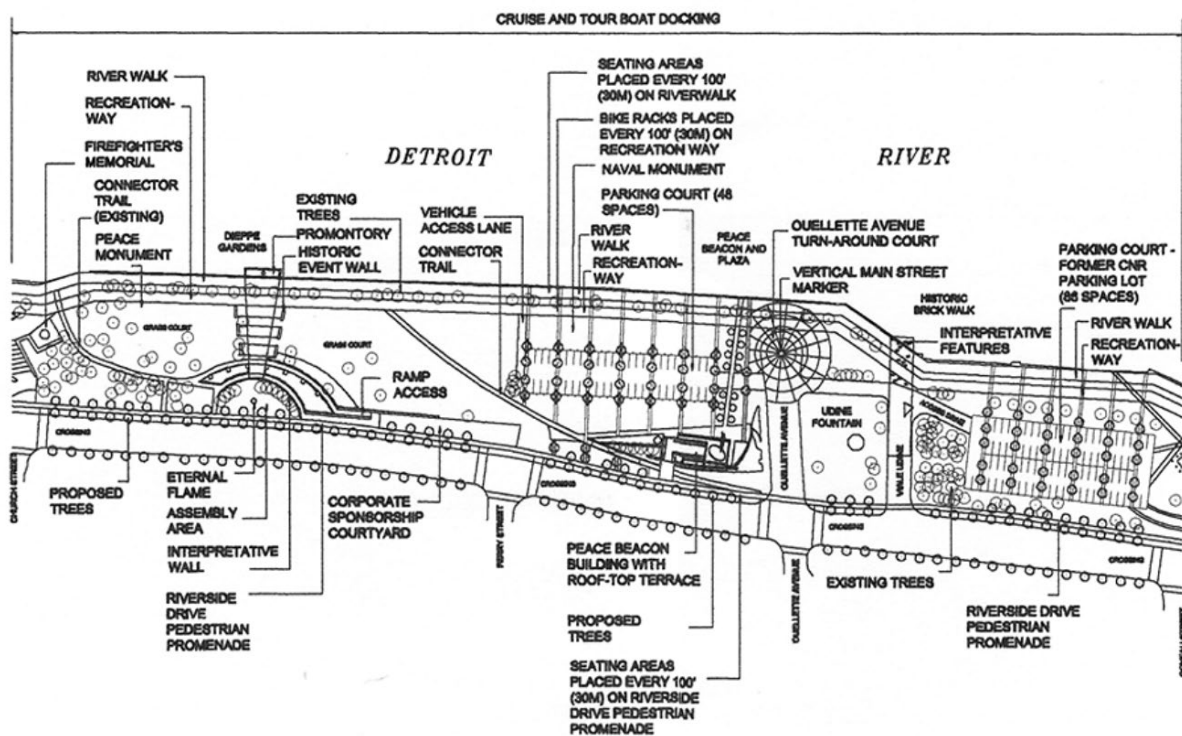
*Downtown residents are having a very tough time dealing with noise and loitering issues in lot 16. The problem is after hours partying and cars performing burnouts. It's my understanding that we have been losing this battle for at least a decade. Asks that Administration report back regarding options available for repurposing parking lot 16.*

This report is provided in response to CQ 36-2023.

## Discussion:

It is important to note that repurposing Lot 16 may not resolve the issues of noise and loitering. There's a likelihood that these challenges could simply shift to nearby parking lots to the east (Lot 34) and/or west (Lot 5), necessitating a broader approach to effectively address these concerns. Similar issues were noted near Festival Plaza previously and with the installation of fencing and gates to address that problem, the challenges shifted to Lot 16.

City Council adopted the Central Riverfront Implementation Plan (CRIP) on September 5, 2000. The CRIP included provisions for parking lots at strategic locations along the riverfront. Specifically, the plan envisaged that Lot 16 would continue to serve as a parking lot.



**Figure 62.** Central Riverfront Implementation Plan. September 2000, p. 75.

If Council wishes to change the functionality of Lot 16 from parking to some other use, they may wish to revisit the CRIP as this area was identified as a parking lot.

Lot 16 along with nearby Lot 5 is typically well utilised during our extended warm weather outdoor season and the Parks department does receive complaints about a lack of parking available. The elimination of Lot 16 and its 86 spaces will leave only the 48 spaces at Lot 5 to service the nearly 1.3 km stretch of riverfront parkland from Glengarry to Caron Ave. This stretch of parkland includes popular destinations such as Rotary Plaza, Festival Plaza and Dieppe Park. Dieppe Park is home to such amenities/attractions as The Great Canadian Flag, Bistro at the River, numerous memorials & monuments and over 30,000sqft of garden beds.

Should Council decide to maintain Lot 16 as a parking lot, there are a number of measures that could be considered to address the issues of noise and loitering. These include:

1. Installing a barrier gate (with integrated pay station) to control access to the parking lot, possibly including restrictions such as no entry after 10:00 p.m. The initial cost of the barrier gate is \$51,950 (plus HST), with associated infrastructure upgrade costs estimated to be approximately \$10,000. Below, Lot 16 is pictured.



Lot 16 - Central Riverfront Implementation Plan Review – Items to Consider, p. 5.

Pros:

- Provides a physical barrier to control access, reducing unauthorized parking and potential for loitering.
- May deter unwanted behavior by imposing a structured entry/exit system.
- Can be programmed to enforce specific access times (e.g., no entry after 10:00 p.m.).

Cons:

- Initial cost for installation and infrastructure upgrades.
- Ongoing maintenance and operational costs.
- May inconvenience legitimate users if access is restricted after certain hours.
- Potential for technical issues or malfunctions.
- Can be bypassed, vehicle(s) park in the lot before the gate restricts access. Even if it is just a single vehicle from the group, the vehicle will drive out to open the gate, and the other vehicles then drive in.

2. Enforcement of noise and loitering complaints by Windsor Police and continued parking enforcement through the current contractor.

Pros:

- Utilizes existing law enforcement and parking enforcement infrastructure.
- Can be effective in addressing specific complaints of noise and loitering.

Cons:

- Does not provide continuous monitoring or deterrence.
- Reliant on the availability and response times of enforcement.
- Enforcement actions will be reactive rather than proactive.

3. Contract security could be hired to monitor the parking lot between the hours of 8:00 p.m. and 4:00 a.m., Thursday through Sunday all year. The estimated 2024 hourly rate is \$30.00. Due to the nature and time of monitoring, two officers may be required. The approximate cost for two officers is \$99,840.

**Pros:**

- Provides dedicated monitoring during peak hours for noise and loitering issues.
- Visible security presence can deter unwanted behavior.
- Can respond quickly to incidents within the parking lot.

**Cons:**

- Ongoing cost for security personnel.
- Limited to specific hours and days, leaving gaps in coverage.
- Do not have authority to enforce laws / by-laws.

4. Installation of security cameras has been reviewed at various external locations around the City, i.e. parks, parking lots, etc., to address similar issues. Due to lack of infrastructure (conduits, fibre, connectivity, ability to continuously monitor these locations, etc.) it is not feasible at this time. However, Administration continues to look for potential solutions that could be feasible.

Regarding options for repurposing Lot 16 for alternative community use, ultimately, the determination of an alternate use for Lot 16 rests with Council. Since there are a multitude of options, Council could instruct Administration to explore specific options.

**Risk Analysis:**

It is important to note that repurposing Lot 16 for a different use may not resolve the issues of noise and loitering. There is a likelihood that these challenges could simply shift to nearby parking lots to the east (Lot 34) and/or west (Lot 5), necessitating a broader approach to effectively address these concerns. Similar issues were noted near Festival Plaza previously and with the installation of fencing and gates to address that problem, the challenges shifted to Lot 16.

The loss of these spaces will have a negative impact on park users. Residents and visitors alike will be challenged to find appropriate parking. This will likely lead to an increase in complaints, could lead to an overall reduction in the number of people visiting not only the parkland but also downtown overall which can lead to a negative impact on the city's image.

Further, if Lot 16 is repurposed, monthly permit holders in this lot would be displaced. At the moment, Garage 1 (Pitt & Goyeau) can accommodate the displace monthly parkers. The monthly rate for Garage 1 is \$12.43 more per month (or \$149.16 more per year).

Finally, the lot houses a transformer owned and operated by Enwin Utilities. Access to this transformer would need to be maintained even if the lot was repurposed.

## **Climate Change Risks**

### **Climate Change Mitigation:**

N/A

### **Climate Change Adaptation:**

N/A

### **Financial Matters:**

The costs associated with the options noted above are detailed below. Council should be aware that any additional expenditures are considered to be new matters not previously approved within either the current operating or 10-year capital plan. As such, there is no funding current allocated to improving security of Lot 16. City Council would need to provide direction as to which option they would like to be further considered.

#### **Option 1 Cost:**

The cost of a gated exit with a pay station is approximately \$51,950 excluding HST, with site preparation and other related installation costs estimated to be around \$10,000 excluding HST. The risk of the gates being damaged is low / medium, other similar gates in the City require repair a few times each year. Replacement costs for a gate that is damaged could be minimal, i.e. replacement of the gate only, however there is a potential that the concrete base can be damaged which would require funding similar to the initial installation cost. This option would be funded by the capital program for parking equipment, which is funded from the On-Off Street Parking Reserve Fund 138. At this time, gates are not part of the upcoming project works. To complete this project, funding would be required from the On-Off Street Parking Reserve. Parking fees could be increased to replenish funding used from the On-Off Street Parking Reserve.

#### **Option 2 Cost:**

There is no additional cost for option 2.

#### **Option 3 Cost:**

The additional cost to hire contract security to monitor the parking lot between the hours of 8:00 p.m. and 4:00 a.m., Thursday through Sunday all year is estimated at \$99,840 excluding HST based on the estimated 2024 contractual hourly rates. The additional security cost would require an operating budget increase. This increased operating budget would result in an offsetting reduction in the annual transfer to the On-Off Street Parking Reserve fund 138. At this time, the additional security is not part of the ongoing operating budget. To complete this project would require additional funds from the reserve. Alternatively, parking fees could be increased to offset this increased cost annually.



## Lot 16 Revenue:

The parking revenue associated with Lot 16 was approximately \$80,000 for 2022 and \$120,000 for 2023 resulting in a 2-year average revenue of approximately \$100,000 per table 1 below.

Table 1:

Year	Cash Deposits	Debit / Credit	Parking App Net Revenue	Monthly Permit Revenue	Total
2022	\$38,964.16	\$14,549.55	\$5,269.72	\$20,805.29	\$79,588.72
2023	\$32,779.12	\$59,028.52	\$8,912.79	\$19,925.30	\$120,645.73
2-Year Average	<b>\$35,871.64</b>	<b>\$36,789.04</b>	<b>\$7,091.26</b>	<b>\$20,365.30</b>	<b>\$100,117.23</b>

Should Lot 16 be repurposed, there would be a net loss of approximately \$80,000 in revenue. It is anticipated that the loss of revenue would be only the loss of hourly parking revenue as the monthly permit holders would be moved to the Goyeau Garage. Loss of revenue results in a decrease in the transfer of net results (revenue minus expense) annually to the On-Off Street Parking Reserve Fund 138. Parking fees could also be increased to offset this loss of revenue annually.

## Capital Rehabilitation Required:

The pavement in Lot 16 is failing and requires rehabilitation. Lot 16 pre-engineering and soil testing was completed in April 2023. Preliminary results indicate contaminated soils to a depth of 750 mm will need to be removed and remediated. The final soil report provided by the consultant will be utilized by Public Works Engineering to inform the design and remediation processes, as well as to develop a final budget estimate for the construction project. The cost of the Lot 16 rehabilitation is currently estimated in the range of \$850,000 to \$1,250,000 excluding HST pending completion of final cost estimating. The cost of this pending rehabilitation is currently being considered in the 10-year On-Off Street Parking Reserve and capital expenditure forecasts.

Non-refundable HST costs are not applicable for any costs, operating or capital, as Parking Operations are deemed to be commercial in nature with 100% of HST costs refunded to the City.

## Consultations:

Ian Day, Senior Manager, Traffic Operations & Parking (A)

Craig Robertson, Manager, Licensing & Enforcement /Deputy License Commissioner

Cindy Becker, Financial Planning Administrator – Operations

Rob Slater, Executive Initiatives Coordinator

Alex Vucinic, Manager, Purchasing and Risk Management

Emilie Dunnigan, (A) Deputy Treasurer, Financial Planning

**Conclusion:**

While the repurposing of Lot 16 is possible, it would necessitate that the Central Riverfront Implementation Plan be revisited. The ultimate use of the space is up to Council.

If repurposed, the loss of Lot 16 would reduce the City’s parking revenues by approximately \$80,000 per year and reduce the number of available parking spaces for visitors to the Riverfront.

Furthermore, it is important to note that repurposing Lot 16 does not tackle the noise and loitering problems. Consequently, without addressing these underlying issues, there is a high probability that these disturbances would merely shift to other nearby parking lots, either to the east (Lot 34) or west (Lot 5).

Rather than repurposing Lot 16, Council may wish to consider implementing the barrier gate noted in the report to address the issues of noise and loitering.

**Planning Act Matters:**

N/A

**Approvals:**

Name	Title
Cindy Becker	Financial Planning Administrator – Operations
James Chacko	Executive Director, Parks & Facilities
Shawna Boakes	Deputy City Engineer / Executive Director of Operations
Ray Mensour	Commissioner, Community Services
Mark Winterton	(A) Commissioner, Infrastructure Services
Janice Guthrie	Commissioner, Finance & City Treasurer
Joe Mancina	Chief Administrative Officer

**Notifications:**

**Appendices:**

**Environment, Transportation &  
Public Safety Standing  
Committee  
March 27, 2024  
Item 8.3 – Written Submission**

**From:** Marc L

**Date:** March 27, 2024 at 8:59:20 AM EDT

**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>, "Agostino, Renaldo" <[ragostino@citywindsor.ca](mailto:ragostino@citywindsor.ca)>

**Subject:** Parking lot 16

Hello Everyone,

I'm writing on behalf of the residents at 75 Riverside Drive east, we have been experiencing numerous noise related issues from the cars in Lot 16 and also fireworks at random times from that parking lot. This has been ongoing for the last 8 years and continues to get worse every year, we would like to have an electronic gate, cameras and signs in that parking lot warning of excessive vehicle noise. Our residents are all behind this and we're looking forward to having this situation addressed.

Thanks to everyone involved in regards to improving the quality of life for everyone living at 75 and 111 Riverside drive east.

**Subject: Additional Information Memo to report S 35/2024 Response to CQ 36-2023 – Repurposing of Lot 16**

**Reference:**

Date to Council: September 23, 2024

Author: Bill Kralovensky

Coordinator, Parking Services

(519) 255-6247 ext. 6103

[bkralovensky@citywindsor.ca](mailto:bkralovensky@citywindsor.ca)

Public Works - Operations

Report Date: September 3, 2024

Clerk's File #: ST2024 ACOQ2024

**To:** Mayor and Members of City Council

**Additional Information:**

**Recommendation:**

THAT Administration be **DIRECTED** to install temporary speed bumps in Lot 16 at a cost of \$9,000 excluding HST funded from the On-Off Street Parking Reserve Fund 138; and,

THAT Parking By-Law 9023 be **AMENDED** for Lots 16, 5, and 34 as follows:

1. Removal of 3-hour maximum parking time limit;
2. Removal of 6pm to midnight flat fee replacing with per hour parking fee; and,

THAT the City Solicitor be **DIRECTED** to prepare the necessary documents to amend the Parking By-Law 9023.

**Executive Summary:**

N/A

**Background:**

On Monday, October 30, Councillor Agostino asked the following Council Question:

**CQ 36-2023**

*Downtown residents are having a very tough time dealing with noise and loitering issues in lot 16. The problem is after hours partying and cars performing burnouts. It's my understanding that we have been losing this battle for at least a decade. Asks that Administration report back regarding options available for repurposing parking lot 16.*

On the regular scheduled Council meeting of Monday April 22, 2024, Report Number: SCM 89/2024 & S 35/2024 8.19 was presented to Council. The decision of this presentation is listed below as:

Decision Number: CR167/2024 ETPS 992

That the report of the Coordinator, Parking Services dated March 11, 2024 entitled "CQ 36-2023 – Repurposing Lot 16" **BE RECEIVED** for information; and,

That Option1, being the installation of a barrier gate (with integrated pay station) to control access to the parking lot 16, possibly including restrictions such as no entry after 10:00 p.m. **BE APPROVED**; and,

That the initial cost of the barrier gate is \$51,950 (plus HST), with associated infrastructure upgrade costs estimated to be approximately \$10,000 **BE FUNDED** from the On-Off Street Parking Reserve fund 138; and,

That administration **BE DIRECTED** to investigate different techniques and changes that can potentially assist the surrounding residents with issues related to this parking lot including but not limited to noise detection cameras, speed humps, and an increase to parking fees; and that the information **BE BROUGHT FORWARD** to Council for their consideration.

## **Discussion:**

### Lot 16 Barrier Gates

Administration has begun the process of installing temporary barrier gates (dual gate exit /entry system) to the entrance of Lot 16, as per the first portion of CR167/2024. Directional boring and conduit installation has been awarded to Poirier Electric. Once conduit and wiring has been installed, a small concrete island will be poured to support the barrier gates. The installation of barrier gates, one in each of the now separated laneways and defined by the new concrete island, will be completed once concrete has reached the proper curing.

These temporary gates are planned to be subsequently removed and replaced with the Council approved Pay for parking style equipment when the complete rebuild of Lot 16 occurs in 2025. This temporary interim measure will allow Administration to gather valuable data in preparation for the permanent rebuild in 2025. Before equipment is enhanced, Administration will inform Council of the results of using the dual gate exit /entry system of the temporary barrier gates for Council's decision if to remain with this style as part of the 2025 rebuild.

Pending alternative Council direction, the entry and exit gates is proposed to close at 11 p.m. instead of the requested 10 p.m. as stated in the March 11, 2024 Council resolution. This change in time was suggested in consultation with the Downtown Windsor Business Improvement Association Executive Director to allow for later parkers intending on visiting the local restaurants and night clubs.

The exit gate will open to allow the egress for paid customers using a “Loop” control technology. When a vehicle enters the loop zone, the exit gate will automatically open and close immediately when the same vehicle passes over the second loop. Both gates will return automatically to the open position at 6 a.m., or any other time that Council so directs.

### **Lot 16 Noise and Loitering Mitigation Measures**

Administration was also directed to investigate further techniques for noise and loitering issues. The Lot 16 rebuild is currently in the design and tendering phase.

The project will include the removal and disposal of contaminated substrate under current paved lot, and replacement to grade level with appropriate foundation aggregate. New pavement will then be installed complete with traffic islands designed to curb speeding and racing in the lot area. The projected start date of fall of 2025 will allow undisturbed parking for the summer festival and tourism season. As part of this design, Administration will be recommending the installation of speed humps and traffic calming islands to mitigate the noise issues in this lot caused by erratic/dangerous driving behaviour. Administration recommends installation of temporary speed bumps for the remaining life of the Lot 16 to alter the physical environment which may discourage vehicle racing activity. Four (4) strategically placed speed bumps can be implemented at an unbudgeted cost of \$9,000 plus HST funded from the On-Off Street Parking Reserve Fund #138. This temporary measure will allow Administration to gather valuable data in preparation for the permanent rebuild in 2025.

Administration suggests the removal of the after 6 p.m. flat fee (currently \$3.00) in lieu of a straight per hour fee structure (\$1.75/hour). Furthermore, Administration also suggests the removal of the maximum time allowance in this lot (currently at 3 hours prior to the 6 p.m. time mark). The removal of the maximum time allowance would hopefully entice customers to occupy parking spaces over a longer duration, leaving less available lot space for undesired noise and loitering activities. If these suggestions were to be implemented, these two (2) changes should also be instituted in both Lots 5 and 34, such that the Lot 16 issues simply do not shift to these closest neighbouring lots to the east and west.

### **Additional Lot 16 Monitoring and Enforcement Considerations**

The installation of security cameras could be considered within Lot 16. However, cameras are still a reactive enforcement tool as opposed to proactive. Administration is not recommending such implementation given after hours monitoring would be required. Currently, a violation must be detected either visually by a person monitoring the system, or using AI technology that is still in the infancy stage. Once a violation has been detected, a report would have to be created and provided to either WPS and/or Bylaw Enforcement for infraction processing. At this time, the Province only allows the

use of automated enforcement for red light cameras and speed; therefore, an application to issue tickets from cameras is not readily possible at this time.

Alternatively, a private security force could be considered and hired on a four (4) hour shift basis, Thursday through Sunday's between 11 p.m. and 3 a.m. For the remainder of 2024 (October through December) the unbudgeted cost would be estimated at \$6,850 plus HST. Security including statutory holidays for the entire year of 2025 at current rates would be an unbudgeted \$25,200 plus HST. At this time, Administration is seeking approval to add temporary speed bumps and to change the fee structure for Lot 16, security would be considered in future if the bumps and fee changes are not effective. Should Council wish to add security as noted above, direction can be provided as part of the finalized resolutions.

### **Risk Analysis:**

Work done in Lot 16 may have a negative effect on the other lots on the Riverfront. Lot 16 is the preferred location for this type of activity because it is hidden through trees and the embankment. Loiterers may relocate from this Lot to others in the area and continue the behaviour. If this happens, additional funding would be required to complete similar steps in those lots, increasing the spending and further depleting the Parking Reserve funding.

### **Climate Risk**

#### **Climate Change Mitigation:**

N/A

#### **Climate Change Adaptation:**

N/A

### **Financial Matters:**

The additional features noted above as part of the reconstruction of Lot 16, such as speed humps and traffic calming islands, are already included in the estimates for the reconstruction work and being funded through the capital project 7191022. Temporary speed bumps can be installed strategically in the lot at a cost of \$9,000 excluding HST. Funding for temporary speed bumps is available from the On-Off Street Parking Reserve (Fund 138) should Council direct Administration to install.

Should Council wish to proceed with additional on-site security, funding would need to be obtained from the On-Off Street Parking Reserve (Fund 138). Approximately \$6,850 excluding HST would be required for September to December 2024 and \$25,200 excluding HST for 2025.

There are sufficient funds in the On-Off Street Parking Reserve Fund 138 available to fund expenditures as outlined in this report without impacting any ongoing or future capital works currently planned for On-Off Street Parking. The balance in the On-Off Street Parking Reserve Fund 138 as at December 31, 2023 is \$2,212,821.

On-Off Street Parking operations are deemed commercial for HST purposes, therefore, 100% of all HST paid is refundable resulting in no non-refundable HST costs for the City. The On-Off Street Parking Reserve (Fund 138) has a current uncommitted balance of approximately \$720,000, as at August 31, 2024.

The removal of the current flat fee in lieu of a straight per hour fee along with the removal of the maximum time allowance prior to 6:00 p.m. is recommended by Administration at this time, however, the impact on revenue has not yet been quantified. Any revenue impacts are expected to be positive, and will be reported back to Council when the redesign of Lot 16 is underway in 2025.

**Consultations:**

Rob Slater, Executive Initiatives Coordinator

**Conclusion:**

Administration recommends the installation of temporary speed bumps in Lot 16 at an estimated cost of \$9,000 plus HST funded from the On-Off Street Parking Reserve (Fund 138). If Administration finds the noise issues continue after installation of the speed humps, Administration requests approval to proceed with the hiring of a private security firm for the lot with costs funded from the On-Off Street Parking Reserve (Fund 138).

**Approvals:**

Name	Title
Cindy Becker	Financial Planning Administrator – Public Works
Mark Spizzirri	Manager of Performance Measurement & Business Case Development
Shawna Boakes	Executive Director of Operations/Deputy City Engineer
David Simpson	Commissioner, Infrastructure Services and City Engineer
Janice Guthrie	Commissioner, Finance and City Treasurer
Joe Mancina	Chief Administrative Officer

**Appendices:**